

Comments

Event: Call for Sites

Agent Name: Mr James Finn

Agent Organisation: Stantec

Agent Position: Planning Director

Agent Email: [REDACTED]

Agent Address: [REDACTED]

Consultee Organisation: Goodman

Consultee Address: [REDACTED]

Consultation point: Call for Sites Form

Would you like to be notified of future updates on planning policy matters, including a new Local plan for Luton?

Yes

Status (please tick all that apply)

Planning Consultant

If other above - please specify

NA

If acting on behalf of Landowner / developer, please provide client name and address details:

[REDACTED]

Declaration - I/my client is:

Developer owner

Is sole owner of the site

Other - please specify

NA

Does the owner (or other owners) support your proposals for the site?

Yes

Site Details

Site address/location (Required)

Former Vauxhall Factory, Kimpton Road, Luton

Site Postcode (Required)

LU2 0TY

Whole site area Hectares (Ha) (Required)

37.07

Developable site Area (Ha) (Required)

37.07

PDL vacant/occupied - describe uses % on site and % occupancy? (Optional)

100% Class B2 general industrial and Class B8 storage and distribution. Comprising existing buildings and hardstanding occupied by IBC Vehicles/Stellantis.

Existing trees or other landscape features (Optional)

No existing trees or landscape features of value within the site. Existing tree group on the NW periphery would be retained.

Please attach a location plan ideally using an Ordnance Survey base, or sketch sufficient to clearly identify the land, showing site boundaries and any existing or proposed access to the site (if known)

17951-RPS-LTN-XX-DR-A-9050 (Site Location Plan).pdf

Planning History**Is there any planning history associated with the site ?**

Allocated as a Category A Employment Area, except for a small plot that is allocated as a Category B Employment Area. Policy LLP14 supports proposals for redevelopment, extension and intensification for additional Class E(g)(iii)/B2/B8 floorspace. The planning history of the site is associated with its established Class B2 general industrial and Class B2 storage and distribution use.

Has pre-application meeting been undertaken or scheduled, if so when?

Pre-application meetings commenced in April 2025 and are ongoing. PPA agreed in May 2025.

Pre application scheduled (please state when)?

Ongoing.

Confidentiality

No

Availability - please tick all ownership or legal constraints that may affect the development of the site

Are there current uses that would need to be relocated?

Is the site owned by a developer or is the owner willing to sell?

Please provide details of how the above constraints can be overcome (continue on a separate sheet if necessary).

Decommissioning by Stellantis expected to be completed in 2026.

Employment Industrial and Warehousing

B2 Manufacturing

B8 Warehousing and Distribution

B8 Data Centre

Mixed use

Proposed Gross Land Ha and % split

Class Egiii, B2 and B8. 37.07 Ha. 100%.

Proposed Gross floorspace Sqm and % split

150,000 sqm. 100%.

SUITABILITY - Please identify if any part of the site is a:

Flood Zone 1

ACHIEVABILITY

Is the total site freehold owned by a developer?

Are there any current uses which need to be relocated?

Site need subdivision/phasing?

Is the site subject to a lease? If so the duration of the lease?

When could the site be developed?

Within 5 years?

Within 6 - 11 years?

Once work has commenced, how long will it take to complete the site?

Start

2026

Finish

2035

Are there any viability issues which could affect the development?

No

If answered yes above, please give reasons

Decommissioning by Stellantis expected to be completed in 2026.

If any constraints / factors have been identified, are they likely to affect the achievability / timing of the development?

None?

DELIVERABILITY - Stage or activity dates

Year

2025

Month

April to December

DELIVERABILITY - Stage or activity dates

Year

2025

Month

December

DELIVERABILITY - Stage or activity dates

Year

2026

Month

April

DELIVERABILITY - Stage or activity dates

Year

2026

Month

May - December

DELIVERABILITY - Stage or activity dates

Year

2027

Month

January

DELIVERABILITY - Stage or activity dates

Estimated

Evidence of progress of development

Yes

Pre-application meeting?

Signed Planning Performance Agreement or Delivery Agreement between developer and authority or willing to do so?

Please provide details in support of any of above evidence

Pre-application meetings commenced in April 2025 and are ongoing. PPA agreed in May 2025. Surveys and other planning application documentation are in preparation.

In identifying a site, are you also giving permission for an officer of the council to access the site in order to carry out a site visit (please tick/select below)?

Yes